

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00527
Date Received: 7/15/13
Commission/Civic: Our North Columbus Communities Coalition
Existing Zoning: LC-4 Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
Comments: 9/24/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Applicant is requesting a variance to Chapter 3312.49, maximum number of parking spaces per Table 2. The existing site has a 83,000 SF building with 452 parking spaces. The maximum parking allowed is 457 spaces based on the proposed uses. The proposed use has 161 additional parking spaces. Total proposed parking is 608 spaces.

LOCATION

1. Certified Address Number and Street Name 1650 Gemini Place
City Columbus State OH Zip 43240
Parcel Number (only one required) 31843101010000

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Cabela's Wholesale, Inc.
Address 1 Cabela Drive City/State Sidney, NE Zip 69160
Phone # 308-255-2677 Fax # 308-254-4800 Email kristopher.nitz@cabelas.com

PROPERTY OWNER(S)

Name N.P. Limited Partnership
Address 8800 Lyra Drive, Suite 550 City/State Columbus, OH Zip 43240
Phone # 614-841-1000 Fax # 614-841-0840 Email _____
☒ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Kevin Gaskey, P.E.
Address 12750 Merit Drive, Suite 1000 City/State Dallas, TX Zip 75221
Phone # 972-770-1300 Fax # 972-239-3820 Email kevin.gaskey@knnley-horn.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

PLEASE NOTE: incomplete information will result in the rejection of this submittal
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Please make all checks payable to the Columbus City Treasurer

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Continued from Page 1

PROPERTY OWNER(S):

Name: Cabela's Wholesale, Inc.

Address: 1 Cabela Drive City/State: Sidney, NE Zip: 69160

Phone # 308-255-2677 Fax # 614-841-0840 Email: kristopher.nitz@cabelas.com



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AFFIDAVIT

13310-00572
1650 Gemini Pl.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kevin Gaskey, P.E.
of (1) MAILING ADDRESS 12750 Merit Drive, Suite 1000, Dallas, TX 75251
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) N.P. Limited Partnership

AND MAILING ADDRESS

8800 Lyra Drive, Suite 550

Columbus, OH 43240

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Cabela's Wholesale, Inc.

308-255-2677

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far N. Columbus Community Coalition

Gloria Humes (614-781-0064)

771 Wynstone Drive, Columbus, OH 43035

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>Wilcare Delaware, LLC</u>	<u>9100 Lyra Drive</u>	<u>1 First America Way, West Lake, TX 76262</u>
<u>Costco Wholesale Corporation</u>	<u>1500 & 1560 Gemini Place</u>	<u>999 Lake Drive, Issaquah, WA 98027</u>
<u>N.P. Partnership</u>	<u>1540 Gemini Place, Unit 11</u>	<u>8800 Lyra Drive, Suite 550, Columbus, OH 73240</u>
<u>N.P. Partnership</u>	<u>1605 Gemini Place</u>	<u>8800 Lyra Drive, Suite 550, Columbus, OH 73240</u>

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
July 29, 2014



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Cabela's Wholesale, Inc.
c/o Kristopher Nitz
1 Cabela Drive
Sidney, NE 69160

N.P. Limited Partnership
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Kimley-Horn and Associates, Inc.
c/o Kevin Gaskey, P.E.
12750 Merit Drive, Ste. 1000
Dallas, TX 75251

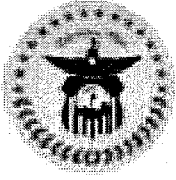
Far N. Columbus Community Coalition
c/o Gloria Humes
771 Wynstone Drive
Columbus, OH 43035

N.P. Limited Partnership
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Wilcare Delaware, LLC
1 First American Way
West Lake, TX 76262

Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

13310-00572
1650 Gemini Pl.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00572

1650 Gemini Pl.

One Stop Shop Zoning Report Date: Mon Jul 22 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1650 GEMINI PL COLUMBUS, OH

Mailing Address: 1 CABLEA DR
SIDNEY NE 69160

Owner: CABELAS WHOLESALE INC

Parcel Number: 31843101016002

ZONING INFORMATION

Zoning: Z91-018C, Commercial, LC4
effective 7/30/2001, Height District H-110

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

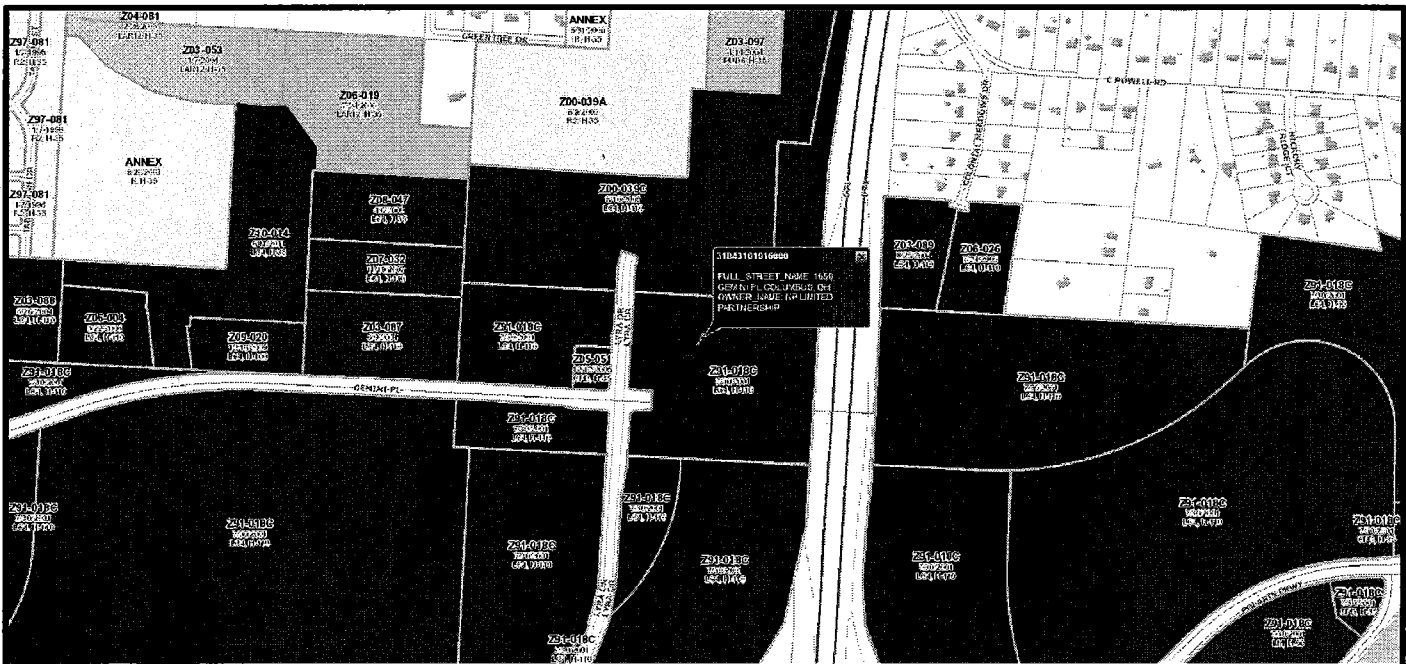
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

13310-00572

1650 Gemini Pl.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Since opening in March of 2013, the Cabela's has experinced tremendous
customer response. The current parking code only allows a maximum of
461 parking spaces. Overflow parking has been adversely affecting other
adjoining businesses to the Cabela's. This variance is to allow Cabela's
to convert the RV parking to additional customer parking and to create
an employee and overflow customer parking area directly to the north
of the Cabela's. This additional area will be platted into the Cabela's
lot via a replat of the Cabela's and this area to create one lot.

Signature of Applicant

Date

July 11, 2013

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Location Map
City of Columbus, Ohio



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Location Map (Zoomed)
City of Columbus, Ohio



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

13310-00572
1650 Gemini Pl.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kevin Gaskey, P.E.

of (COMPLETE ADDRESS) 12750 Merit Drive, Suite 1000, Dallas, TX 75251

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>N.P. Limited Partnership</u>	<u>8800 Lyra Drive, Suite 550, Columbus, OH 43240</u>
<u>Cabela's Wholesale, Inc.</u>	<u>1 Cabela Drive, Sidney, NE, 69160</u>

SIGNATURE OF AFFIANT

Kevin Gaskey

Subscribed to me in my presence and before me this 11th day of JULY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Brittany Madison

My Commission Expires:

July 29, 2014



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